

Sold

## 879 Coondle West Rd, West Toodyay



### Updated Stunning 4 x 1 x 2 on 15 Acres!!

Here is your chance to secure a freshly updated hardiplank and iron home on 15 wonderful acres which includes 2 x dams, sheds, a chicken enclosure, fruit trees, round yard and more!!!

The entry hallway gives access to both bathroom and kitchen spaces. This country feel kitchen is equipped with timber benchtops, double sink, dishwasher and electric cooking.

The kitchen overlooks the open plan dining and loungeroom space which features a wall mounted reverse cycle air conditioner, ceiling fan and sliding door access to the side courtyard.

The modern jack and jill bathroom has entry via the entry hall as well as private access from the master bedroom. The bathroom is complete with a spacious glass shower room, vanity and toilet.

The master bedroom includes a cleverly placed built in robe recess and ceiling fan and can be accessed by way of the bathroom or dining room.

The three remaining bedrooms are located at the opposite end of this home. Bedroom two includes a ceiling fan with bedroom three featuring a floor to ceiling storage centre and ceiling fan. Bedroom four could also be used as an office.

This home has been updated with a fresh coat of paint, grey holland blinds and grey timber look flooring throughout.

 4  1  4  15.30 ac

**Price** SOLD for \$534,000

**Property Type** Residential

**Property ID** 1304

**Land Area** 15.30 ac

**Floor Area** 86 m2

### Agent Details

Sam Woodford - 0408 465 029

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The home laundry house is located opposite the house entry which is also home to a second toilet room. This room has been fully updated and includes a benchtop workspace and under sink storage.

Outside features to this property include the 6m x 6m concrete floored and power shed. There are also 2 smaller shed suitable for animal feed storage.

To the front of the property, you will pass the old dressage arena and the first dam. A lovely feature of this property is the tree lined winter creek which includes bridge access to the rest of the property.

Behind the house is the second dam location as well as the timber round yard. The chicken run is fully enclosed to keep your ladies safe and the current poultry can stay after settlement if you wish!

This property has a perfect balance of paddock space for horses, alpacas or cattle and natural bushland.

The current owner has planted a large range of exotic fruit trees including Goji berry, Ice cream bean, Tamarillo and many more... Full list can be by email with just one click of a button!

Property features include:

- Updated external laundry house including second toilet room
- Updated kitchen / dining space with more than enough bench and cupboard space
- Loungeroom features reverse cycle air conditioning
- Ceiling fans to loungeroom, master bedroom and bedrooms two and three
- Separate toilet
- Tiled laundry with added cabinetry
- Jack and jill bathroom has a shower room, vanity and toilet with two access points
- Courtyard space with sliding door access by way of the dining room
- Wrap around verandas providing shade in the warmer months
- Large enclosed rear yard with lawn and fruit trees
- Electric cooking
- 6m x 6m shed with concrete flooring and power connected
- 2 x smaller sheds for stock feed storage
- 2 x dams
- Chicken enclosure – Poultry can stay as part of sale
- 15 acres of paddocked space and bushland hideaways
- Timber round yard
- Old horse arena
- Rain water catchment off shed and house roof

This superb property is listed at a price that will sell fast so don't sit back and watch – This one will not last long!

All inquiries to exclusive selling agents Tony Maddox Real Estate

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